This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3631-LB

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2024.

Notary Public
My Commission Expires:

JESSICA ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES ON
08/28/2025
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1150876 DEEDWARR
06/26/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20240626-0047590

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Valerie Dungee and Grant Dungee 533 Red Hill Court Brentwood, TN 37027	New Owner	181 07 0A 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Manuel Gilbert Cortez, unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Valerie Dungee and Grant Dungee, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of AUTUMN VIEW FORMERLY BRINKLEY PROPERTY SUBDIVISION, PHASE TWO B, of record in Plat Instrument No. 20200617-0063118 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manuel Gilbert Cortez, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20201125-0138374, in the Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on November 25, 2020.

This is ☒ improved or ☐ unimproved property located at: **533 Red Hill Court, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2024.

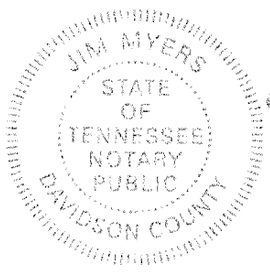
GRANTOR:

Manuel Gilbert Cortez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Manuel Gilbert Cortez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of June, 2024.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Amanda Maynor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

June 18, 2024.

Date

Affiant Signature

June 25, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON